045.0	0002	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,494,100	/	1,494,100
USE VALUE:	1,494,100	/	1,494,100
ASSESSED:	1,494,100	/	1,494,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13	-15	CHESTNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	13 CHESTNUT STREET LLC
Owner 2:	
Owner 3:	
Street 1:	1 CHESTNUT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BYRNE JAMES E JR--ETAL -
Owner 2:	BYRNE W & D & LINDA -
Street 1:	13 CHESTNUT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,835 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 2016, having primarily Vinyl Exterior and 5745 Square Feet, with 2 Units, 5 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8835.000	946,100		548,000	1,494,100
Total Card	0.203	946,100		548,000	1,494,100
Total Parcel	0.203	946,100		548,000	1,494,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 260.07 | /Parcel: 260.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 31753
GIS Ref:
GIS Ref:
Insp Date: 09/11/18

!3813!

PREVIOUS ASSESSMENT

Parcel ID: 045.0-0002-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	946,100	0	8,835.	548,000	1,494,100	1,494,100	Year End Roll	12/18/2019
2019	104	FV	868,800	0	8,835.	582,300	1,451,100	1,451,100	Year End Roll	1/3/2019
2018	104	FV	868,800	0	8,835.	424,700	1,293,500	1,293,500	Year End Roll	12/20/2017
2017	104	FV	814,400	0	8,835.	369,900	1,184,300	1,184,300	Year End Roll	1/3/2017
2016	101	FV	202,000	7400	8,835.	315,100	524,500	524,500	Year End	1/4/2016
2015	101	FV	201,000	7500	8,835.	308,300	516,800	516,800	Year End Roll	12/11/2014
2014	101	FV	201,000	7500	8,835.	253,500	462,000	462,000	Year End Roll	12/16/2013
2013	101	FV	201,000	7500	8,835.	241,100	449,600	449,600		12/13/2012

PRINT

Date	Time
12/10/20	18:57:21

LAST REV

Date	Time
09/12/18	14:51:18

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3813

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BYRNE JAMES E J	65147-144		3/31/2015	Change>Sale	715,000	No	No		FRANCES EVELYN BYRNE D.O.D 10/19/2014. BK 651
	20450-220		3/1/1990		10	No	No		FRANCES EVELYN BYRNE D.O.D 10/19/2014. BK 651

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/30/2015	1956	New Buil	230,000					
12/30/2015	1955	New Buil	223,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2018	MEAS&NOTICE	PH	Patrick H
6/27/2016	Permit Visit	PT	Paul T
6/27/2016	Measured	PT	Paul T
4/15/2009	Info At Door	189	PATRIOT
3/7/2000	Measured	263	PATRIOT
8/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	31753
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8835		Sq. Ft.	Site		0	80.	0.78	1									548,039						548,000	

Total AC/HA: 0.20282 | Total SF/SM: 8835 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 548,039 | Spl Credit | Total: 548,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	2016	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.86591607
Const Adj.:	0.99989998
Adj $ / SQ:	121.216
Other Features:	198013
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	963444
Depreciation:	17342
Depreciated Total:	946102

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 5					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

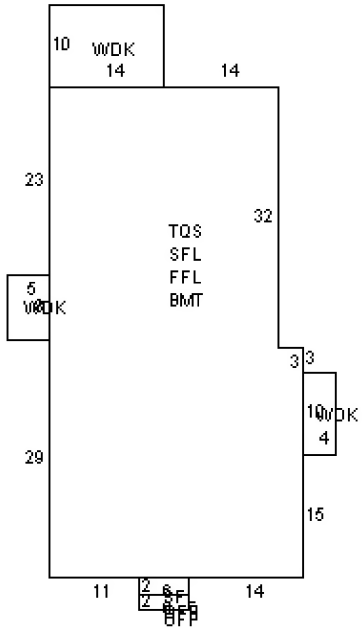
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	133.34
Special Features:	0	Val/Su Net:	137.69
Final Total:	946100	Val/Su SzAd	194.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,776	121.220	215,280
BMT	Basement	1,764	48.180	84,996
FFL	First Floor	1,764	121.220	213,825
TQS	3/4 Story	1,323	121.220	160,369
WDK	Deck	220	10.540	2,320
OFP	Open Porch	24	44.000	1,056

Net Sketched Area:	6,871			Total:	677,846
Size Ad	4863	Gross Are	7312	FinArea	5745

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

045.0-0002-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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